



CANNON BUILDING
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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, May 11, 2017 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room B , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	July 13, 2017

MEMBERS PRESENT

Jason Giles, Professional Member, Chairperson
Lynnette Scott, Professional Member, Vice Chairperson
Justin Healy, Professional Member
Nikki Lane, Professional Member
Lynn Rogers, Public Member, Secretary
Joseph F. McCann, Public Member
Nathaniel Gibbs, Public Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Nicole Williams, Administrative Specialist III

MEMBERS ABSENT

Michael Harrington, Sr., Professional Member

ALSO PRESENT

There were no others present

CALL TO ORDER

Mr. Giles called the meeting to order at 9:00 a.m.

REVIEW OF MINUTES

Ms. Scott made a motion, seconded by Mr. McCann, to approve the minutes of the meeting held on March 9, 2017 as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Sign Final Order for Lifting Probation for Lauren Jones, Case No.: 02-33-14

The Commission reviewed and signed the final order for Ms. Jones.

Review and Consider Executed Consent Agreement and Proposed Order for Carl Chen, Case No.: 02-17-14

The Commission reviewed, discussed, and considered the consent agreement and proposed order for Carl Chen. Mr. Giles and Ms. Lane were recused from the case. Mr. McCann moved, seconded by Mr. Rogers, to reject the consent agreement for Mr. Chen. By unanimous vote, the motion carried.

Review and Consider Executed Consent Agreement and Proposed Order for Brent Applebaum, Case No.: 02-26-16

The Commission reviewed, discussed, and considered the consent agreement and proposed order for Brent Applebaum. Mr. Healy was recused from the case. Ms. Lane moved, seconded by Mr. Gibbs, to reject the consent agreement for Mr. Applebaum. By unanimous vote, the motion carried.

NEW BUSINESS

Education Committee Report – March 2, 2017 and April 6, 2017

Ms. Williams provided the Education Committee report. For the months of March the Committee reviewed 21 course provider applications of which they approved 18 and denied 2 and tabled 1. The Committee reviewed 4 instructor applications submitted of which they approved 3 and denied 1. In April the Committee reviewed 26 course provider applications of which they approved 22, denied 1 and tabled 3. The Committee reviewed 16 course instructor applications submitted of which 15 were approved and tabled 3. The NAR letter for review was developed to be sent to all approved NAR ethics course provider advising that the Education Committee is not approving the course as meeting the NAR ethics standards. Ms. Scott moved, seconded by Mr. Healy to approve the NAR letter. Mr. Rogers moved, seconded by Mr. Gibbs, to approve the March Committee minutes as written. By unanimous vote, the motion carried. Mr. Roberts moved, seconded by Ms. Lane to approve the April Committee minutes as written. By unanimous vote, the motion carried.

Discussion of Disclosures

Ms. Kelly advised the Commission of HB 419 and provided a brief overview of the bill in reference to disclosures. The Commission reviewed and discussed the forms. For the unimproved/vacant land form the Commission determined that the title "Occupant" should be changed to "Property Status." For Question 4, the Commission changed the number 2 to 3. In Question 5, language was changed to state "for the property." The Commission decided to leave Question 7 as is as well as Questions 16, 19, and 20. On the top of page 3 of the form, the Commission determined to bold the Delaware law information language. Questions 31 and 33 were not changed. In Question 32, the word "in" was changed to "on." Question 38 was unchanged. Mr. Giles moved, seconded by Ms. Lane, to approved the disclosure forms as amended and send notification email to all licensee's about the new disclosure forms and allow 30 days from the date the forms are posted to the website for implementation to be required to use the updated forms. Ms. Williams will work STEMS to have the updated forms posted to the Division's website and a mass communication to be sent to all licensees.

The Commission reviewed the other forms. Ms. Scott moved, seconded by Mr. Healy, to approve the forms as submitted. By unanimous vote, the motion carried.

Applications for Licensure

Ratification of Salesperson Applications

Ms. Lane made a motion, seconded by Mr. McCann, to ratify the approved applications for salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Broker and Associate Broker Applications

Mr. McCann made a motion, seconded by Mr. Rogers, to ratify the approved applications for associate brokers and brokers per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Reinstatement Application(s) to Sit for the General and/or State Exam(s)

Mr. Gibbs made a motion, seconded by Ms. Scott, to ratify the reinstatement applications for licensure for the following applicants that successful passed either the General and the State Law exams or both. By majority vote, the motion carried.

James Brainard – Passed both exams
Amy Tilley – Passed both exams
Anthony Floyd – Passed the State law exam
Marsha O'Connor – Passed the State law exam

Ratification of Application(s) for New Office

The Commission reviewed the following office application(s):

Barksdale & Affiliates Realty – Newark, DE; BOR: Samuel Barksdale

Re/Max Point Realty – Wilmington, DE; BOR: Thomas Riccio

Red Brick Realty, LLC - Wilmington, DE; BOR: Justin Meyer

Keller Williams Realty-Marketplace - Lewes, DE; BOR: Walter Taraila

Keller Williams Realty-Edgewater House Lobby – Lewes, DE; BOR: Walter Taraila

Hope Realty – Lewes, DE; BOR: Collena Hope

Mr. Harrington made a motion, seconded by Ms. Scott, to ratify the above issued new office application(s). By unanimous vote, the motion carried.

Review of Office Application(s) for Relocation

The Commission reviewed the following office application(s):

White Realty Associates LLC – Wilmington, DE; BOR: Charles White, Jr.

NextRE, Inc. – Middletown, DE; BOR: Maria Bennett

Mr. McCann made a motion, seconded by Mr. Healy, to ratify the relocation of the above office application(s). By unanimous vote, the motion carried.

Status of Complaints

Complaint #02-40-16 – Closed by Investigator

Complaint #02-03-17 – Sent to AG's Office

Review of Request from Georgie Cunningham

The Commission reviewed and discussed the documentation from Georgie Cunningham with his request for the Commission to accept his Connecticut 60 hour pre-licensing course and allow him to take the 39 hour DE law course for the 99-hours of pre-licensing to sit for the General and State law exams. The Commission determined that he must take the entire pre-licensing course for Delaware as there are no provisions to allow for partial pre-licensing hours to be from another State and part from DE. Mr. McCann moved, seconded by Mr. Rogers, to deny the request and require Mr. Cunningham to take the DE 99 hours pre-licensing course and then to pass the State law and general exams. By unanimous vote, the motion carried. Ms. Williams will send a letter of notification to Mr. Cunningham.

Review of Request to from Jennifer Gralitzer

The Commission reviewed the request submitted by Ms. Gralitzer for the Commission to waive the 99-hour Broker's course requirement for licensure in Delaware since she has 150 hours of Brokers courses in the State of New Jersey and is licensed in NJ but does not have the required 5 years of licensure to apply by reciprocity. Ms. Scott moved, seconded by Mr. Rogers, to deny Ms. Gralitzer's request. By unanimous vote, the motion carried.

Review of Request from Jean Evans – Extension to take the State Law Exam

The Commission reviewed the request submitted by Ms. Evans. Ms. Scott moved, seconded by Mr. Rogers, to deny Ms. Evan's extension request. By unanimous vote, the motion carried.

CORRESPONDENCE

There was no correspondence for review or discussion.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Mr. Giles inquired if dual licenses such as a license for residential property and a license for a commercial brokerage, does that apply for property management in residential as well as commercial. Mr. Healy advised that it is essentially the same concept and therefore does apply for property management for residential and commercial as well.

Mr. Healy advised that he has to resign from the Commission as the scheduled date of the meetings conflict with his schedule which is causing him to not be able to attend most meetings. Ms. Williams will notify the Director's office regarding Mr. Healy no longer being able to service on the Commission.

PUBLIC COMMENT

There was no public comment.

NEXT SCHEDULED MEETING

The next meeting will be held on June 8, 2017 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

ADJOURNMENT

Ms. Lane made a motion, seconded by Mr. Healy to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 9:49 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Nicole M. Williams" with a stylized flourish at the end.

Nicole M. Williams
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

Salesperson License List

License No.	Name	License Type	Office	Office Location
RS-0024443	Will, Carl J.	Salesperson	Weichert, Realtors	Wilmington DE 19808
RS-0024444	Mangham, William	Salesperson	Marcus-Boyd Realty, LLC	Milford DE 19963
RS-0024445	Barry, William B.	Salesperson	Jack Lingo, REALTOR	Rehoboth Beach DE 19971
RS-0024446	Alfano, Nicholas D.	Salesperson	Jack Lingo, Realtor	Rehoboth Beach DE 19971
RS-0024447	Novy, William Charles, III	Salesperson	Keller Williams Realty	Lewes DE 19958
RS-0024448	Allabaugh, Michael	Salesperson	Patterson Schwartz Real Estate	Dover DE 19904
RS-0024449	Haly, Patricia E.	Salesperson	Berkshire Hathaway Home Services Fox & Roach	Newark DE 19711
RS-0024450	Taylor, Robert Karl	Salesperson	Keller Williams Realty	Selbyville DE 19975
RS-0024451	Wood, Sonja Kim	Salesperson	Patterson-Schwartz Middletown	Middletown DE 19709
RS-0024452	Spell, Jami	Salesperson	Long & Foster Real Estate, Inc.	Elkton MD 21921
RS-0024453	Taraskus, Denine Marie	Salesperson	Weichert Realtors	Wilmington DE 19808
RS-0024454	LaPanne, David A, Jr	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024455	Whitmore, Edwin D.	Salesperson	Woodbarn Realty Co.	Dover DE 19901
RS-0024456	Anderson, Clint Alexander	Salesperson	The Real Estate Market	Laurel DE 19956
RS-0024457	Sheraton, Jeffrey L.	Salesperson	Pantano Real Estate Inc.	Wilmington DE 19806
RS-0024458	Gray, Deborah A	Salesperson	Keller Williams	Dover DE 19901
RS-0024459	Zong, Yuan	Salesperson	Patterson Schwartz & Associates	Wilmington DE 19810
RS-0024460	O'Connor, Wendy Ann	Salesperson	Coldwell Banker Residential Brokerage	Bethany Beach DE 19930
RS-0024461	Depew, Joanne Marie	Salesperson	Chester County Regional Realty LLC (Keller Williams)	West Chester PA 19382
RS-0024462	Fiala, Marlene H	Salesperson	Berkshire Hathaway HomeServices Fox & Roach	Devon PA 19333
RS-0024463	Latawitz, Hovik	Salesperson	Long & Foster Real Estate, Inc.	Hockessin DE 19707
RS-0024464	Rogers, William Jason	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024465	Skeels, Kelsey N.	Salesperson	Coldwell Banker Resort Realtor	Milford DE 19963
RS-0024466	Solito, Deborah A.	Salesperson	Patterson Schwartz and Associates	Dover DE 19904
RS-0024467	Lupinek, Alison Carr	Salesperson	Patterson Schwartz - Middletown	Middletown DE 19709
RS-0024468	Thompson, Terri Lynn	Salesperson	Keller Williams	Lewes DE 19958
RS-0024469	Scott, Dominick Vincent	Salesperson	Ocean Atlantic Sotheby's	Rehoboth Beach DE 19971
RS-0024470	Pace, Dawn M.	Salesperson	4 Shore Realty LLC	Dagsboro DE 19939
RS-0024471	Fisher, Barbara	Salesperson	Long & Foster Real Estate, Inc.	Lewes DE 19958
RS-0024472	Russell, Irene R	Salesperson	Long & Foster Real Estate - Middletown	Middletown DE 19709
RS-0024473	Millar, Roderick A.	Salesperson	Berkshire Hathaway Home Services Fox & Roach	Newark DE 19711
RS-0024474	Young, Diana C.	Salesperson	Burns & Ellis	Dover DE 19901
RS-0024475	Perez, Diana V.	Salesperson	Cirre LLC, t/a RE/MAX Excellence	West Grove PA 19390
RS-0024476	Hendriks, Richard	Salesperson	Patterson Woods and Associates, LLC	Wilmington DE 19807
RS-0024477	Kee, Winifred W.	Salesperson	Mann & Sons, Inc.	Rehoboth Beach DE 19971
RS-0024478	Funkhouser, Heather	Salesperson	Long & Foster Real Estate, Inc.	Lewes DE 19958
RS-0024479	Chamberlin, George	Salesperson	Berkshire Hathaway HomeServices Gallo Realty	Bethany Beach DE 19930
RS-0024480	James, Nina	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024481	Kennedy, Ryan John	Salesperson	Harvey, Hanna & Associates, Inc.	Newport DE 19804
RS-0024482	Kinney, Cathlene T	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024483	Jakubowski, Piotr K.	Salesperson	Keller Williams Realty	Christiana DE 19702

RS-0024484	Rogers, Hannah Nicole	Salesperson	4 Shore Realty LLC	Dagsboro DE 19939
RS-0024485	Baptiste, Francois	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024486	Omwenga, Faith	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024487	Rosatelli, Linda L.	Salesperson	Coldwell Banker Residential Brokerage	Bethany Beach DE 19930
RS-0024488	Asiamah-Adjel, Dede A.	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024489	Darrah, C. Joseph	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024490	Webb, Christian S.	Salesperson	Weichert Realtors First Class	Dover DE 19901
RS-0024491	Tucker, Jeri Lynn	Salesperson	Keller Williams Realty	Bethany Beach DE 19930
RS-0024492	Phillips, Daniel P.	Salesperson	Century 21 Gold Key Realty	Newark DE 19711
RS-0024493	Northern, Tamille L.	Salesperson	Keller Williams	Wilmington DE 19803
RS-0024494	Grogan, Thomas	Salesperson	Mann & Sons, Inc	Rehoboth Beach DE 19971

Associate Broker and Broker License List

License No.	Name	License Type	Office	Office Location
RA-0020547	Read, Courtney Mitchell	Associate Broker	REALHome Services & Solutions, Inc dba Owner.com	Bridgewater NJ 08807
RA-0020550	Villabona, John D	Associate Broker	Diamond State Realty Cooperative LLC	Dover DE 19901
RA-0020551	Murphy, Kevin P	Associate Broker	Fox & Roach LP - Berkshire Hathaway HomeServices	Devon PA 19333
RA-0020553	Olmstead, Jeffrey L.	Associate Broker	Patterson-Schwartz Real Estate	Greenville DE 19807
RA-0020554	Lewis, Ethel M	Associate Broker	Keller Williams Realty - Edgewater House	Bethany Beach DE 19930
RA-0020555	Lewis, Ethel M	Associate Broker	Keller Williams Realty	Bethany Beach DE 19930
RA-0020556	Lewis, Ethel M	Associate Broker	Keller Williams Realty - Marketplace	Bethany Beach DE 19930
RB-0020544	Lipton, Jacob W	Broker	3XJ Capital, Inc. dba RE/MAX Premier Properties	Bear DE 19701
RB-0020545	LeBlanc, Monica G.	Broker	Diamond State Property Management LLC	Dover DE 19901
RB-0020546	Runnebaum, William M.	Broker	Marcus-Boyd Realty, LLC	Milford DE 19963
RB-0020548	Johnson, Carolyn Marie	Broker	Blossor Real Estate Services	Winder GA 30680
RB-0020549	Saiyed, Ahmedali	Broker	Expert Business Advosrs, LLC	Riverton NJ 08077
RB-0020552	Carter, Timothy B.	Broker	Patterson-Schwartz Real Estate	Wilmington DE 19810
RB-0020559	Taraila, Walter D	Broker	Keller Williams Realty	Selbyville DE 19975
RB-0020560	Taraila, Walter D	Broker	DDTM Referral Realty, LLC	Lewes DE 19958
RB-0020561	Taraila, Walter D	Broker	Keller Williams Realty	Lewes DE 19958
RB-0020562	Taraila, Walter D	Broker	Downtown Beach Rentals LLC, by Keller Williams	Rehoboth Beach DE 19971
RB-0020563	Taraila, Walter D	Broker	Keller Williams Realty	Bethany Beach DE 19930